

Officer's Report

Application Number	HGY/2022/4009
Type	Full planning permission
Location	1, Bedford Road, Hornsey, London, N8 8HL
Proposal	Erection of a single storey side/rear extension.
Case Officer	Oskar Gregersen
Valid Date	04/11/2022
Applicant	Packwood and Root
Agent	Daniel Beardsley

RECOMMENDATION

Approve with Conditions

1. REPRESENTATIONS

1.1 One representation was received in response to notification and publicity of the application.

1.2 The following issues were raised by neighbours, local groups and Councillors:

- No non-material objections. Party wall issues were raised in the objection however this is a civil issue and will not be addressed further in this report.

2. REASONS FOR GRANTING PERMISSION

2.1 The subject site is an end-terrace two-storey dwellinghouse, that has been sub-divided into two separate dwellings. The site is located within Crouch End conservation area and does not fall within the curtilage of a listed building.

2.2 The planning history of the site has been taken into account when coming to this decision. Officers note that pre-application advice was given for this application and as a result the eaves height has been lowered to 2.2m to mitigate impact on neighbouring amenity.

2.3 The proposal seeks the erection of a new single storey side and rear extension to accommodate additional internal space. The proposed extension would be finished in materials sympathetic to the host dwelling and would be sensitive to neighbouring amenity.

2.4 The side infill would be 6.94m in depth with an eaves height of 2.2m. There would be two banks of two rooflights on this portion of the extension. Officers note that the side infill would mostly abut an existing shed on the boundary with the site.

2.5 Further, it is noted that the flank wall of the site is buttressed, the proposed extension would infill the spaces in between the buttresses and therefore the view on the extension from the front elevation would be minimal.

2.6 The rear extension would be 7m in depth, where 1.05m of this depth would protrude from the existing rear elevation of the host dwelling. The eaves height would be 2.2m with a chamfer up to

3.1m at the roof level below the parapet. Officers note that this size of extension is large, however given the nature of the site as a large house on a large plot the proposed scale still manages to appear sub-ordinate.

2.7 With respect to the character of the conservation area, the Crouch End Conservation Area Character Appraisal notes that Bedford Road maintains many of its original features including four original cast iron lamps, gutters, granite kerbstones and granite setts to the entrances of the street. However it also noted that there is some variation in fenestration, building layouts etc within the surrounding context. The materials and scale chosen for this proposal would be sensitive to the conservation area and are not deemed to be a negative contributing factor.

2.8 The extension by virtue of being at ground floor level is well set down and will be in part screened by boundary fences and vegetation in adjacent gardens. As such, the extension at this level will not diminish/ harm the character and appearance of the conservation area, with any such impact considered to cause less than substantial harm to the heritage asset.

2.9 The orientation, position, and separation distance of the extension from the backs of properties on Crouch Hall Road mean that amenities in terms of light and outlook will not be affected. Specifically, it is noted that the extension is located due north of these properties, with its height on the boundary marginally higher than the garden fence.

2.10 Officers note that there is an extant permission for a rear extension, approved under HGY/2021/2769. This proposal complete with the side infill extension is not deemed to be materially more impactful on the host dwelling, surrounding area, or neighbouring amenity than that proposal, and therefore it can be supported.

2.11 The proposal is considered proportionate and subordinate to the host building and is in keeping with the pattern of development in the area. Therefore, the local character and visual amenity of the area will be protected.

2.12 The height and depth of the extension would not result in a material loss of sunlight or daylight, or have an overbearing appearance to the neighbouring property. There will be no material loss of privacy to neighbouring properties. The proposal is acceptable in amenity terms.

2.13 The proposed development is in general accordance with Policies DM1, DM9, and DM12 of the Development Management, Development Plan Document 2017, and policies SP11 and SP12 of Haringey's Local Plan Strategic Policies 2017. The proposed development also accords with the relevant policies of the London Plan 2021 and the NPPF.

2.14 The proposal would comply with Policy DM9 of the Development Management, Development Plan 2017 and will preserve or enhance the character and appearance of the conservation area.

2.15 All other relevant policies and considerations, including equalities, have been taken into account. Planning permission should be granted for the reasons set out above.

GRANT PERMISSION subject to conditions

Conditions:

- 1 The development to which this permission relates must be begun no later than three years from the date of this decision notice, failing which the permission shall be of no effect.

Reason: This condition is imposed by virtue of Section 91 of the Town and Country Planning Act 1990 and to prevent the accumulation of unimplemented planning permissions.

- 2 The development hereby permitted shall be carried out in complete accordance with the approved plans and drawings listed in this decision notice, other than where those details are altered pursuant to the conditions of this planning permission.

Reason: For the avoidance of doubt and in the interests of proper planning.

Informatives:

- **INFORMATIVE: Land Ownership**
The applicant is advised that this planning permission does not convey the right to enter onto or build on land not within his ownership.
- **INFORMATIVE: Party Wall Act**
The applicant's attention is drawn to the Party Wall Act 1996 which sets out requirements for notice to be given to relevant adjoining owners of intended works on a shared wall, on a boundary or if excavations are to be carried out near a neighbouring building.
- **INFORMATIVE: Hours of Construction Work**
The applicant is advised that under the Control of Pollution Act 1974, construction work which will be audible at the site boundary will be restricted to the following hours:-
8.00am - 6.00pm Monday to Friday
8.00am - 1.00pm Saturday
and not at all on Sundays and Bank Holidays.